



Meeting Minutes
Of the Board of Examiners & Appeals
Tuesday, August 12, 2014
7:00 p.m.
City Hall
410 W. First St., Ankeny, Iowa

The August 12th meeting of the Board of Examiners & Appeals was called to order at 7:00 pm by B. Terrell. Members present: B. Terrell, P. Hood, K. Heim, S. Stephan. Members absent: C. Layland. Staff present: J. Junker, L. Peterson.

AMENDMENTS TO THE AGENDA:

There were no amendments to the agenda.

MINUTES OF THE JUNE 10, 2014 MEETING:

A motion was made by S. Stephan and seconded by K. Heim to approve the minutes of the June 10, 2014 meeting. All voted aye. Motion carried 4-0.

COMMUNICATIONS:

There were no communications.

UNFINISHED BUSINESS: None

NEW BUSINESS ITEMS:

J. Junker stated there were no new action items. B. Terrell asked if there were any more issues with Edward Rose Millennial Development. J. Junker responded no and that they were now covering their structures prior to the installations. K. Heim then introduced herself to the board saying that she has lived in Ankeny for approximately 5 years and works for Two Rivers Bank and Trust in Business Developmental, mostly focusing on small business loans. She is also on Ankeny's Kiwanis Charitable Foundation Board and is co-chair for The Night for Miracles fundraising event for the Ankeny Miracle League. Katie stated that she has gone through Ankeny's Leadership Institute with Patti in 2011.

REPORTS:

Monthly Building Report and Update on Building Activity:

J. Junker referred to the June and July reports stating there were 169 new dwelling units in June and 74 new dwelling units in July. June was heavier than normal. Roughly 525 residential dwelling unit permits were issued in April, May and June. The July numbers were tracking similarly to last year's numbers, more like the norm. Issuing 60-70 is considered a good month and the numbers are holding steady to high. The same is true for commercial. There were over 300 permits total in June and over

200 permits total in July. Overall the activity has been high, including commercial permits. Commercial projects tend to be cyclical and they like to get large projects underway when the weather improves and then a lull before additional projects come in. We have a lot of site plan approvals waiting for the permitting to begin as well. We're getting calls almost daily inquiring about properties, zoning, allowable uses, etc. and looks to be steady for the foreseeable future.

B. Terrell asked what was going on South of Karl Chevrolet on Delaware Ave. J. Junker replied Sam's Club and further south of there more retail outlets coming in the near future. We're still going through more site plan approvals for the Southeast corridor.

S. Stephan wanted to know what was going in across from fire station #2. J. Junker said the only thing he knew of was Biolife Plasma Services Center and LOF Express Services in the first building.

B. Terrell asked if the oil change place at the corner of highway 69 and 1st Street is moving. J. Junker stated he did not know. B. Terrell inquired about Sam's Mini Storage. J. Junker replied that the South Ankeny Mini Storage is Sam's and is going up just east of the existing South Ankeny Mini Storage. They're putting up an additional 7 buildings.

K. Heim inquired about the new church permits from the Building Report. J. Junker indicated that First Family Church had a new addition, Lutheran Church of Hope at 520 NW 36th St was new along with St. Luke the Evangelist Catholic Church at 1102 NW Weigel Dr. J. Junker explained that you will occasionally see an asterisk by a number when looking at the physical address description of the Monthly Building Permit Report. This indicates that they've started with a footing and foundation permit. The remainder of the permit will come at a future date. When they are permitted the report will describe the permit number, valuation, who's doing the building and where it's located.

K. Heim asked if church projects were listed under the "type of use" column. J. Junker said yes. The City of Ankeny's website, under Planning and Building, will also show the monthly reports going back to July 2006. There's also on overall report that shows about 40 years' worth of growth describing how many residential units and how many commercial units were built in a particular year, along with valuation. Occasionally we'll get 3 permits for a commercial project; a footing and foundation permit, a building shell permit and then a tenant improvement permit thereafter.

K. Heim asked where the revenue generated from permits go. J. Junker replied to the city's general fund. From there, as it relates to taxes, the city gets nearly 30%, the schools get about 50% and the rest is spread out to Broadlawns Hospital, Polk county, etc. from the general fund revenues.

K. Heim wanted to know if the valuation was the value of the property. J. Junker clarified that it was the value of the project, which encompasses the building with all the amenities such as heating, cooling, plumbing and electrical. The numbers we use are from the International Code Council with a standardized cost per square foot and is based on type of use and type of construction. We use this as our check sheet. If a submitted project permit amount comes in less than the standard value per square foot we check it against a typical price for that project and if it's less than we'll ask them for a copy of the contract. J. Junker noted that we do respect the contract valuation from the builders. That number only translates for Ankeny's permitting purposes as the county assessor still will tax based on the valuation they put on a property.

K. Heim also asked why fence permits didn't have a value. J. Junker stated that those are listed as a flat fee for smaller projects such as sidewalks, driveways, fences and single family dwelling pools. There is also a flat price per square foot for sheds and garages. Commercial projects are much more detailed so the fees are based on valuation instead of a flat fee. Prices are provided to the council annually when they approve the permit fee structure by resolution.

There being no further business, the meeting adjourned at 7:22 p.m.

Submitted by,

Lori Peterson, Recording Secretary
Board of Examiners & Appeals